131.0	0001	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,285,900 / 1,285,900
					USE VALUE:	1,285,900 / 1,285,900
					ASSESSED:	1,285,900 / 1,285,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RAVINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMURZYNSKI THOMAS V &
Owner 2:	SMURZYNSKI ROSEMARIE C
Owner 3:	
Street 1:	9 RAVINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 15,814 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Wood Shingle Exterior and 2491 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15814.000	480,900		805,000	1,285,900
Total Card	0.363	480,900		805,000	1,285,900
Total Parcel	0.363	480,900		805,000	1,285,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.28 | /Parcel: 516.2

Legal Description

User Acct 84269

GIS Ref

GIS Ref

Insp Date 03/17/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 131.0-0001-0003.A

!10235!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	480,900	0	15,814.	805,000	1,285,900	1,285,900	Year End Roll	12/18/2019
2019	101	FV	376,300	0	15,814.	849,700	1,226,000	1,226,000	Year End Roll	1/3/2019
2018	101	FV	376,300	0	15,814.	626,100	1,002,400	1,002,400	Year End Roll	12/20/2017
2017	101	FV	376,300	0	15,814.	599,300	975,600	975,600	Year End Roll	1/3/2017
2016	101	FV	376,300	0	15,814.	554,500	930,800	930,800	Year End	1/4/2016
2015	101	FV	354,500	0	15,814.	465,100	819,600	819,600	Year End Roll	12/11/2014
2014	101	FV	354,500	0	15,814.	454,400	808,900	808,900	Year End Roll	12/16/2013
2013	101	FV	354,500	0	15,814.	432,900	787,400	787,400		12/13/2012

PRINT

Date	Time
12/11/20	00:33:55

LAST REV

Date	Time
07/13/17	09:19:44
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10235

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	119-381		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	84269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2017	602	Re-Roof	12,000	C				
4/4/2008	316	Siding	41,425			G10	GR FY10	replace shingles a
3/9/2004	148	Redo Kit	27,894	C		G6	GR FY06	
7/10/2003	556	Manual	9,998	C		G6	GR FY06	REDO FR STEPS
12/30/1997	757		1,500					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2009	Inspected	163	PATRIOT
2/19/2009	Measured	372	PATRIOT
2/16/2005	Permit Visit	BR	B Rossignol
4/6/2000	Inspected	264	PATRIOT
11/4/1999	Measured	243	PATRIOT
7/28/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15814		Sq. Ft.	Site		0	90.	0.57	10									804,982						805,000	

Total AC/HA: 0.36304 | Total SF/SM: 15814 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 804,982 | Spl Credit | Total: 805,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11121416
Const Adj.:	0.99989998
Adj $ / SQ:	144.443
Other Features:	78500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653403
Depreciation:	172499
Depreciated Total:	480905

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

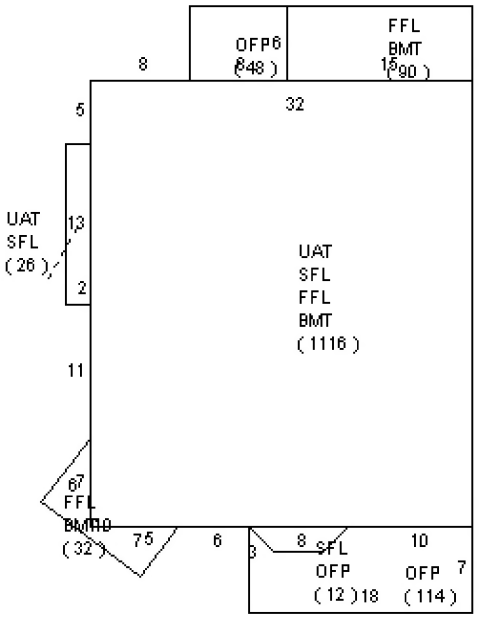
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	192.11
Special Features:	0	Val/Su Net:	121.01
Final Total:	480900	Val/Su SzAd	211.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,238	43.330	53,646
FFL	First Floor	1,238	144.440	178,821
SFL	Second Floor	1,039	144.440	150,019
UAT	Upper Attic	286	90.280	25,774
OFP	Open Porch	174	25.980	4,521

Net Sketched Area:	3,974			Total:	412,781
Size Ad	2276.5999	Gross Are	4946	FinArea	2491

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	